



ASKING PRICE

£1,500,000



## THE DETAILS



6



5



4



Modena View, Dreemskerry Road

Ballajora, Maughold

£1,500,000

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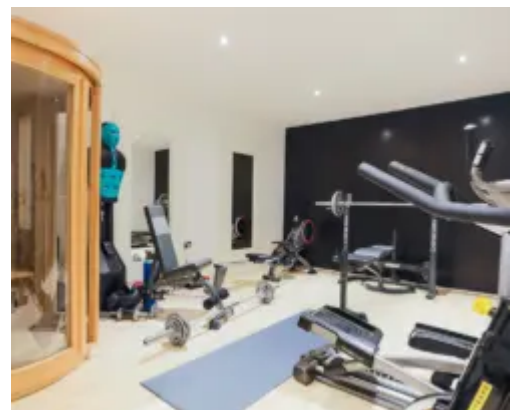
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## THE DESCRIPTION

- Exceptional architect designed contemporary private residence
- Built to an exacting standard comprising approx 5,000 sq ft accommodation
- Enjoying unsurpassed panoramic sea and coastal views
- 6 luxury Bedrooms, 4 En Suite Bathrooms
- 2 Entertainment Lounges with large outer balconies enjoying the breath-taking views
- Cinema Room, Gymnasium, Family Bathroom
- Floor to ceiling windows and vaulted ceilings
- Underfloor heating and smart intelligent lighting system
- Private gated entrance; Detached triple garage block
- Approx 3.2 acres of landscaped manicured gardens
- Viewing highly recommended

## THE PROPERTY

### DIRECTIONS

Leave Douglas via the Promenade and continue along the Coast Road and through to Laxey towards Ramsey. Shortly before reaching Ramsey turn right onto the B19 signposted Maughold/Dreemskerry. Continue along for approx 1.4 miles and the plot will be found on the left hand side, set below the road level.

### ACCOMMODATION

As you would expect Modena View is not only fully secured with electric gated entrance, private drive, latest alarm technology but also in stunning condition throughout which befits such a property.

### GROUND FLOOR

#### ENTRANCE HALL (APPROX 19'8 X 8'0)

Large welcoming Entrance Hall providing access to all the accommodation on all three levels.

#### LOUNGE (APPROX 25'1 X 24'0 MAX)

Superb triple aspect family lounge with feature wood burning stove, vaulted ceilings, extensive floor to ceiling glazing with access out onto peripheral balcony enjoying breathtaking panoramic countryside and sea views.



PROPERTY DETAILS FOR

# Modena View, Dreemskerry Road, Ballajora, Maughold

## W.C./CLOAKROOM (APPROX 8'4 X 3'0)

Luxuriously fitted cloak room with vanity sink unit and W.C.

## MASTER BEDROOM (APPROX 20'9 X 18'11)

Superb master bedroom suite comprising large double bedroom with floor to ceiling glazing and breathtaking panoramic views. Feature 'Juliette' balcony accessed via bi-fold doors brings the beautiful view right into your bedroom. TV and power points.

## EN SUITE BATHROOM (APPROX 9'5 X 8'10)

Superbly fitted modern contemporary bathroom suite comprising jacuzzi bath, walk-in double shower, twin vanity wash hand basins with double undercroft drawers underneath and W.C. Chrome heated towel rail. Fitted Roman blind. Fully tiled walls and floor. LED lighting.

## DRESSING ROOM (APPROX 6'5 X 5'0)

His and hers dressing room with fitted wardrobes, hanging space and shelving.

## BEDROOM 2 (APPROX 11'2 X 9'8)

Large double bedroom beautifully decorated throughout. Chrome sockets and light switches. Central ceiling light fitting. Steps down into:

## EN SUITE BATHROOM (APPROX 7'10 X 5'8)

Modern contemporary bathroom suite comprising freestanding bath with chrome mixer tap over and separate shower head attachment, circular wash hand basin with storage underneath and W.C. Fitted wall mirrors. Fully tiled floors and walls. Chrome heated towel rail. Spotlights.

## BEDROOM 3 (APPROX 11'6 X 11'0)

Large double bedroom, generously proportioned with rural sea views. Chrome TV and power points.

## BEDROOM 4 (APPROX 11'5 X 9'2)

Large double bedroom, generously proportioned with rural sea views. Chrome TV and power points.

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### EN SUITE SHOWER ROOM (APPROX 7'11 X 5'9)

Fitted with a modern contemporary suite comprising large walk-in shower with curved glazed shower screen, vanity wash hand basin and W.C. Chrome heated towel rail. Tiled walls. Spotlights.

### BEDROOM 5 (APPROX 12'11 X 6'9)

A good sized bedroom, superbly presented and currently used as a Children's Nursery. Fitted black out blinds to the windows. TV and power points.

### FAMILY BATHROOM

Fitted with a modern and contemporary bathroom suite comprising P-shaped bath with shower over, vanity wash hand basin with twin undercroft storage drawers and W.C. Tiled walls. Fitted Roman blinds. Chrome heated towel rails.

### LOWER GROUND FLOOR

#### KITCHEN AND DINING AREA (APPROX 25'0 X 23'9)

A stunning contemporary bespoke designed kitchen and dining space comprising a range of base, wall and drawer units finished in white gloss with single piece 'Corian' work surface, integral Neff 4-ring induction glass hob with glass/brushed aluminium extractor hood over, integral Neff microwave oven and grill and built-in coffee machine.

Under mounted-sink with drainer and chrome mixer tap over, spotlights and breakfast bar. Above the up-stands are useful chrome power sockets for portable appliances. The space benefits from an engineered oak strip floor covering, with large floor to ceiling bi-fold glazed doors that open out onto the external large decked entertainment area. In addition, the space provides for a cosy 'snug' area with a feature wood burning stove. The dining area easily accommodates up to 10 people around a family table.

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## LARDER (APPROX 8'6 X 8'0)

With matching floor covering, 'Corian' work surface, under-mounted sink, drainer and white gloss finished base and wall units. This space provides a dedicated wine cooler/fridge and space for a larger American style fridge freezer.

## W.C. (APPROX 7'3 X 3'7)

Featuring a pedestal WC and a sink with vanity cupboard unit underneath and fitted mirror over. Part tiled walls. Spotlights.

## UTILITY (APPROX 11'7 X 8'5)

Good sized functional utility with space for washing machine and tumble dryer. Housing the boiler and hot water pressurised cylinder.

## STORAGE (APPROX 11'10 X 6'7)

Good sized storage area ideal for use as a wine cellar.

## W.C. (APPROX 6'4 X 4'4)

Fitted with a modern contemporary pedestal sink and W.C. Part tiled walls.

## BEDROOM 6 (APPROX 12'11 X 6'9)

Large superbly presented bedroom suite with stunning rural and countryside views.

## EN SUITE BATHROOM

Fitted with a modern contemporary bathroom suite comprising corner jacuzzi bath with mosaic tile detail to bath panel, walk-in double shower with curved glazed shower screen, rainfall shower head and separate attachment, twin cantilevered wash hand basins with fitted mirrors over and W.C. Chrome heated towel rail. Tiled walls and floor. Spotlights.

## DRESSING ROOM

Fitted with wardrobes, hanging space and shelving.



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## GYMNASIUM (APPROX 17'6 X 14'6)

Set out as a fully equipped gym facility.

## CINEMA ROOM (APPROX 23'4 X 16'7)

Large cinema room with state of the art cinema projection system and bespoke contemporary cinema seating.

## FIRST FLOOR

### GAMES ROOM (APPROX 26'11 X 14'6)

A large open-plan space, currently used as a Games Room by the owner, with separate access from the car parking area at the front of the house. Access into the Office and a separate walk-in cupboard. Velux footlights and spotlights.

### OFFICE (APPROX 21'11 X 13'8)

Superb practical private office space.

## OUTSIDE

Set in approximately 3.2 acres of landscaped manicured gardens enjoying breath-taking panoramic sea views.

### TRIPLE GARAGE BLOCK (APPROX 33'7 X 22'7)

Large detached (and ventilated) triple garage block with three individual electronic Horman up and over sectional panel doors. Painted floors.

## AGENT'S NOTE

The owner is happy to consider payment in Sterling, US Dollars, BTC and ETH.

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## SERVICES

All mains services installed. Underfloor heating throughout and smart intelligent lighting system. Oil fired central heating.

## TENURE

Freehold.

## POSSESSION

Vacant possession on completion of purchase.

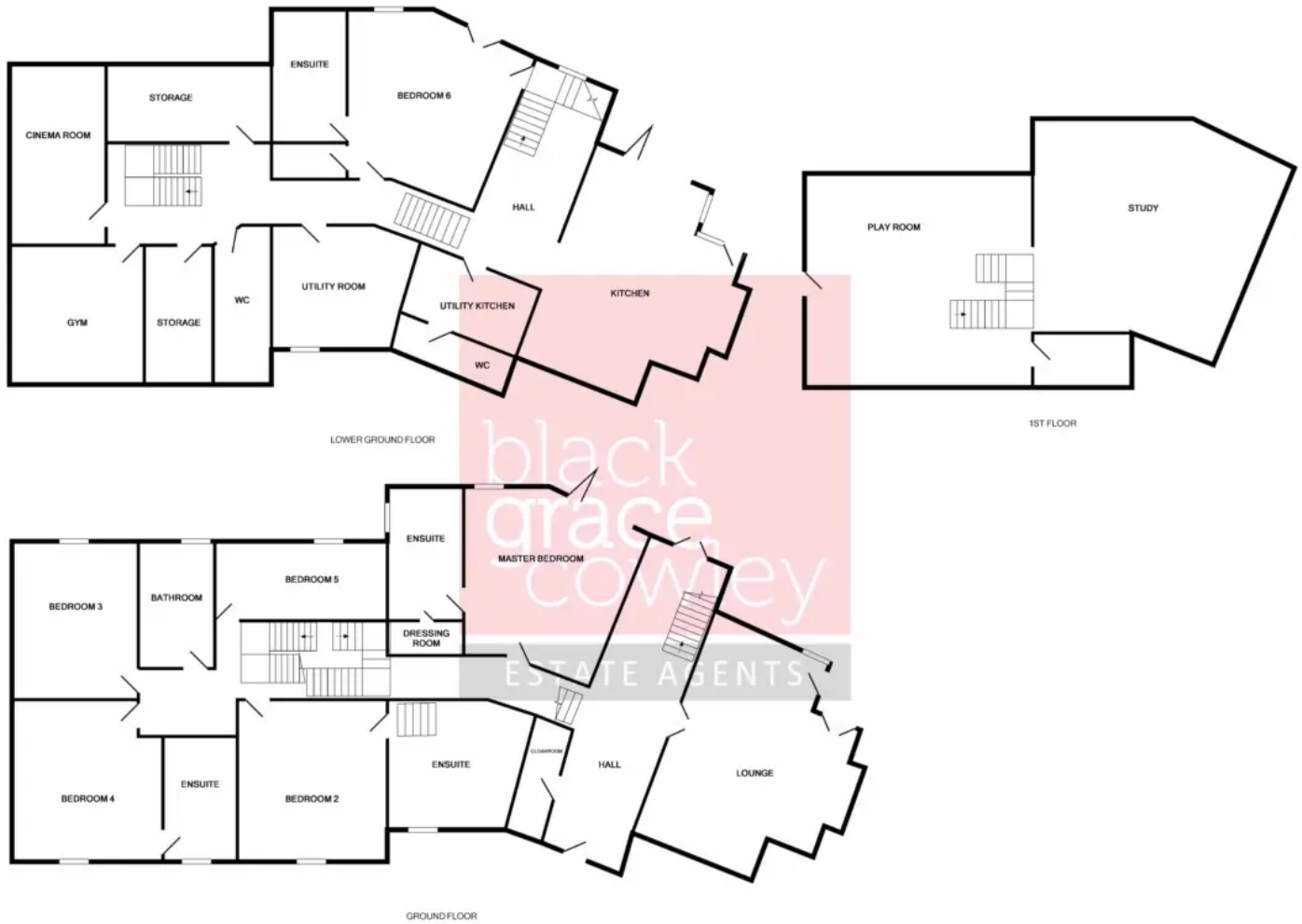
## VIEWINGS

By appointment through the Agent, Black Grace Cowley.

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## FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floor, ceiling, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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